



DWELLING UNITS AND ESTIMATED POPULATION

January 1996

City of Gaithersburg, Planning and Code Administration
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PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg as of January 1996.

The number of dwelling units was gathered from a combination of sources: county tax records, approved site plans and record plats on file in the City Planning and Code Administration Department, county tax maps, aerials, and phone verification, as well as field inspections conducted by the staff. Information on building completion progress was obtained by calculating permits granted, and the address and number of rental dwelling units was confirmed by rental housing records.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. A multiplier of 3.15 people was used for single-family residences; 2.89 people for townhouses; 2.17 people per apartment unit; and 1 person per elderly dwelling unit and Kentlands urban cottages. These factors were computed using the 1990 Census results for the City of Gaithersburg and differ from the multipliers used countywide.

The statistics in this report are arranged by City planning neighborhood. The City was initially divided into six areas, or neighborhoods, as part of an open space study conducted by the City Department of Parks and Recreation in 1976-1978. Since then, this division of neighborhoods has served as a basis for orderly review in every aspect of City government, including land use and zoning actions.

This population/housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the Planning and Code Administration Department.

CHART DEFINITIONS AND ABBREVIATIONS

CENSUS BLOCK: smallest area for which decennial census data are tabulated; bounded on all sides by visible features (roads, streams, railroad tracks) or non-visible boundaries (city limits).

CENSUS TRACT: a small, relatively permanent division of metropolitan areas delineated for purpose of presenting census data; are relatively homogeneous with respect to population characteristics and contain between 2500 to 8000 inhabitants; have visible and stable boundaries.

CONDOMINIUM (C): townhouses or apartments in which the units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. The purchaser has title to his interior space and undivided interest in the common space elements. Property is identified in a master deed and recorded on a plat with the local jurisdiction.

CURRENT DWELLING UNIT (CUR DU): a dwelling unit available for occupancy as of the date of this report.

CURRENT POPULATION (CURRENT POP): estimated population based on formula: 3.15 people per single family residence, 2.89 people per townhouse, 2.17 people per apartment and 1 person per unit for the elderly.

FUTURE DWELLING UNIT (FUT DU): a dwelling unit approved for construction or under construction as of the date of this report.

HOMEOWNERS' ASSOCIATION (H): a community association, other than condominium association, which is organized in a development in which individual owners share common interest in open space or facilities. Usually holds title to certain common property, manages and maintains common property and enforces certain covenants and restrictions. (Condominium Associations do not have title to the common property).

NEIGHBORHOOD: one of Gaithersburg's geographical areas first determined in the Open Space Master Plan by the Department of Parks and Recreation; the division serves as an efficient vehicle for updating the City Master Plan and other projects.

OTHER USES: houses and apartments used for purposes other than dwelling units, such as offices, beauty and barber shops, etc.

PROJECTED FUTURE POPULATION (PROJECTED FUT POP): total estimated population upon completion of all approved residential construction projects.

PROJECTED GROWTH: estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

RENTAL (R): a dwelling unit that is available for rent.

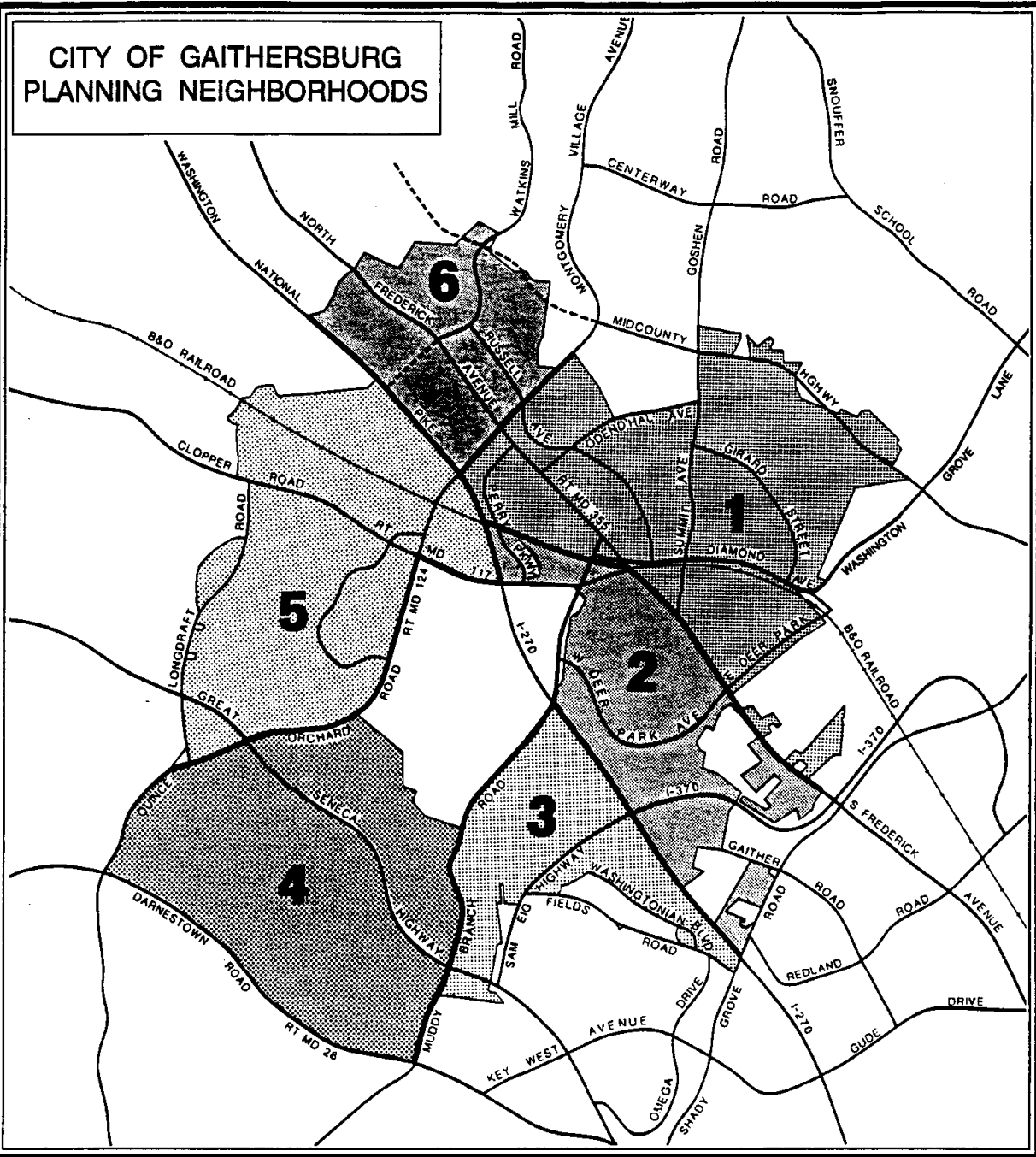
TAX MAP: maps created by the State Department of Assessment and Taxation-streams and roads controlled by planimetric maps compiled by M-NCPPC and U.S.G.S.; coordinates based on W.S.S.C. system; property lines compiled from deed descriptions and record plats.

TO BE COMPLETED (TO BE COMPL): dwelling units approved to be constructed, but not yet built.

UNITS COMPLETED (UNITS COMPL): completed dwelling units ready for occupancy.

UNIT TOTAL: combination of completed and to be completed dwelling units.

CITY OF GAITHERSBURG
PLANNING NEIGHBORHOODS



CITY OF GAITHERSBURG

JANUARY 1996

01-Jan-96

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 1, OLDE TOWNE	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS INFORMATION
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR:		H TAX 3.15 C MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
DEER PARK/LYNK/BEANE	-	FT 561	401	399	0	2	1,257	6	1,263	7007.04	101,102,103,104,105,106,107,108
EAST DIAMOND	-	FT 562	21	15	6	0	47	0	47	7007.08	906 908
EMORY HILLS (COX PROPERTY)	-	FT 563	6	0	0	6	0	19	19	7007.09	523A
REALTY PARK	-	FT 342	57	56	1	0	176	0	176	7007.07	108 928 107
RUSSELL & BROOKES ADDITION	-	FT 562	65	49	14	2	154	6	161	7007.07	101,104,105,106,913,914,924
SAYBROOKE II	H	FT 562	143	143	0	0	450	0	450	7007.08	901A
SAYBROOKE IV	H	GT 122	19	19	0	0	60	0	60	7007.08	901A
SAYBROOKE VILLAGE	H	GT 122	416	416	0	0	1,310	0	1,310	7007.08	901A
SCATTERED I/	-		7	7	0	0	22	0	22	7007.05	113 & 7007.04 303
WALKER'S ADDITION	-	FT 562	28	28	0	0	88	0	88	7007.07	107 106
GATEWAY COMMONS	C	FS 563	52	52	0	0	164	0	164	7007.04	205
WHETSTONE RUN	H	FT 562	86	86	0	0	271	0	271	7007.08	901 902 909
SINGLE FAMILY SUBTOTAL			1,301	1,270	21	10	4,000	32	4,032		

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR:		H TAX 2.89 C MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
ASBURY VILLAS (DUPLEXES)*	*	FT 342	74	66	0	8	132	16	148	7007.07	928
AUDUBON SQUARE (FALLBROOK)	H	FT 562	234	234	0	0	676	0	676	7007.08	906
CAROLANN COURTS CONDO	C	FT 562	24	24	0	0	69	0	69	7007.08	906
GATEWAY COMMONS	H	FS 563	83	83	0	0	240	0	240	7007.04	205
LEE AVENUE DUPLEXES	H	FT 562	4	4	0	0	12	0	12	7007.07	913
NEWPORT ESTATES SECTION I	C	FT 562	54	54	0	0	156	0	156	7007.08	901A
NEWPORT ESTATES SECTION II	C	FT 562	103	103	0	0	298	0	298	7007.08	901A
NEWPORT ESTATES SECTION III	C	FT 562	134	134	0	0	387	0	387	7007.08	910
TOWNHOUSE SUBTOTAL			710	702	0	8	1,970	16	1,986		

NEIGHBORHOOD 1, OLDE TOWNE CONTINUED	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS INFORMATION
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DWELLING TYPE: APARTMENTS POPULATION FACTOR:		H TAX 2.17 C MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
ASBURY	*	FT 562	733	733	0	0	733	0	733	7007.07	924B
BROOK MANOR	R	FT 562	11	11	0	0	24	0	24	7007.07	101
CHESLINE	R	FT 341	22	22	0	0	48	0	48	7007.07	126
CRESTWOOD TERRACE	R	FT 562	108	108	0	0	234	0	234	7007.08	906
DALAMAR	R	FT 342	120	120	0	0	260	0	260	7007.07	117
DEER PARK APARTMENTS	R	FT 562	22	22	0	0	48	0	48	7007.08	906
DEER PARK GARDENS	R	FT 561	40	38	2	0	82	0	82	7007.04	303
DIAMOND COURTS	R	FT 562	26	26	0	0	56	0	56	7007.08	906
DIAMOND OAK CONDOS	C	FT 562	36	36	0	0	78	0	78	7007.07	105
FOREST OAK/NAGEL	R	FT 562	11	11	0	0	24	0	24	7007.07	101
FOREST OAK TOWERS	R	FT 342	175	175	0	0	175	0	175	7007.07	929
FREESTATE	R	FT 342	16	16	0	0	35	0	35	7007.07	117
GAITHER HOUSE	R	FT 561	95	95	0	0	206	0	206	7007.04	303
LANIGAN	R	FT 561	5	5	0	0	11	0	11	7007.04	303
KING	R	FT 562	9	9	0	0	20	0	20	7007.07	102
LAKESIDE	R	FT 561	45	45	0	0	98	0	98	7007.04	303
LAR-KEN	R	FT 562	44	44	0	0	95	0	95	7007.08	906
LYN-BROOK/NAGEL	R	FT 562	8	8	0	0	17	0	17	7007.07	101
MONTGOMERY HOUSE	R	FT 561	50	50	0	0	109	0	109	7007.04	303
OLDE TOWNE (LEE STREET)	R	FT 561	126	126	0	0	273	0	273	7007.07	101 107 913
CAMDEN AT SAYBROOKE	C	GT 122	252	252	0	0	547	0	547	7007.08	901A
SCHNEIDER/HOUSER	R	FT 342	33	31	2	0	67	0	67	7007.07	929
SEIDL	R	FT 562	11	11	0	0	24	0	24	7007.07	101
SPRING RIDGE (LAKEFOREST PL.)	R	FT 561	204	204	0	0	443	0	443	7007.08	904 906
STREAMSIDE EAST	R	FT 562	237	237	0	0	514	0	514	7007.08	906
STREAMSIDE WEST	R	FT 562	182	179	3	0	388	0	388	7007.08	905 906
SUMMIT CREST	R	FT 562	232	231	1	0	501	0	501	7007.08	907 906
TY GWYN (CROWN)	R	FT 562	25	25	0	0	54	0	54	7007.08	906
VILLA RIDGE (VICTORY FARM)	C	FT 562	417	417	0	0	905	0	905	7007.08	906
WAYNE GARDENS	R	FT 561	23	23	0	0	50	0	50	7007.04	303
WELLS/KEATING (MILLS/NASH)	R	FT 561	18	8	10	0	17	0	17	7007.07	105
WHETSTONE	R	FT 342	102	102	0	0	221	0	221	7007.07	928
WOODLAWN PARK	R	FT 342	44	44	0	0	95	0	95	7007.07	928
YOUNG (KING II)	R	FT 562	6	6	0	0	13	0	13	7007.07	102
APARTMENT SUBTOTAL			3,488	3,470	18	0	6,468	0	6,468		

DWELLING TYPE: SPECIAL PLACES POPULATION FACTOR:		H TAX 1.00 C MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
ASBURY NURSING HOME		FT562	1	1	0	0	285	0	285	7007.07	924
WELLS-ROBERTSON HOUSE	-	FT 561	1	1	0	0	14	0	14	7007.04	109,110,111,203,210,301,302,303
SPECIAL PLACES SUBTOTAL			2	2	0	0	299	0	299		

NEIGHBORHOOD 1 TOTAL	5,501	5,444	39	18	12,737	48	12,785
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1/ SCATTERED INCLUDES ST. MARTIN'S PARISH, 20 S. SUMMIT, AND 525, 529, 601, 607, & 611 S. FREDERICK AVE.
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CITY OF GAITHERSBURG
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DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 2 BRIGHTON	DWELLING UNITS	CURRENT AND ESTIMATED POPULATION	CENSUS
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POPULATION FACTOR:	H TAX C MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.	TRACT	BLOCK
3.15										
BRIGHTON WOODS	FS 563	139	139	0	0	438	0	438	7007.05	201 302 303 304
BROWN'S ADDITION	FT 341	172	172	0	0	542	0	542	7007.05	103,104,105,106,201,304,305,307
DESELLUM OAKS	FT 341	11	0	0	11	0	35	35	7007.05	201 302
KRA-BAR GARDENS	FS 563	28	28	0	0	88	0	88	7007.05	201 302
LONDONDERRY/WATER'S WAY	FT 341	18	18	0	0	57	0	57	7007.07	118 304 305 306 307
MEEM'S ADDITION	FT 341	49	49	0	0	154	0	154	7007.07	103 110 111 116
OBSERVATORY HEIGHTS	FT 341	60	58	0	2	183	6	189	7007.05	103 107 119 201
ROSEMONT	FS 563	51	51	0	0	161	0	161	7007.05	401A,402,406,407,408,410
SUNNYSIDE COURTS	FT 341	18	18	0	0	57	0	57	7007.05	304
SUMMIT HALL ESTATES	FT 341	32	32	0	0	101	0	101	7007.05	302 304
SUMMIT HALL-SUMMIT PARK	FT 561	16	16	0	0	50	0	50	7007.05	304 119 201
THOMAS ADDITION	FT 341	2	2	0	0	6	0	6	7007.05	201 304
SINGLE FAMILY SUBTOTAL		596	583	0	13	1,836	41	1,877		

DWELLING TYPE: TOWNHOUSES	H TAX C MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.	TRACT	BLOCK
POPULATION FACTOR:	2.89									
BRIGHTON EAST I CONDOS	C FS 343	45	45	0	0	130	0	130	7007.05	312
BRIGHTON EAST II CONDOS	C FS 343	69	69	0	0	199	0	199	7007.05	307 308
BRIGHTON EAST III CONDOS	C FS 343	41	41	0	0	118	0	118	7007.05	307
CEDAR VILLAGE CONDOS	C FS 563	45	45	0	0	130	0	130	7007.05	313
CASEY TOWNHOUSES (RENTALS)	R FS 563	12	12	0	0	35	0	35	7007.05	301
DEER PARK PLACE	H FS 343	145	145	0	0	419	0	419	7007.05	312
FOXWOOD	H FT 341	112	112	0	0	324	0	324	7007.05	307
SPRINGHOLLOW	H FT 341	11	11	0	0	32	0	32	7007.05	103
TOWNHOUSE SUBTOTAL		480	480	0	0	1,387	0	1,387		

DWELLING TYPE: APARTMENTS	H TAX C MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.	TRACT	BLOCK
POPULATION FACTOR:	2.17									
DIAMOND HOUSE	R FT 341	17	17	0	0	37	0	37	7007.05	103
EXECUTIVE GARDENS	R FT 561	85	84	1	0	182	0	182	7007.05	103
FIRESIDE CONDOS	C FS 343	258	258	0	0	560	0	560	7007.05	309 310 311 314 315
LILAC GARDENS CONDOS	C FT 341	31	31	0	0	67	0	67	7007.05	103
ROSEDALE	R FS 563	192	191	1	0	414	0	414	7007.05	407 410
SEIDL 49 W. DIA.	R FT 341	35	35	0	0	76	0	76	7007.05	103
STRATFORD PLACE	R FT 561	350	349	1	0	757	0	757	7007.05	201
SUMMIT HALL	R FT 341	22	22	0	0	48	0	48	7007.05	103
WEST DEER PARK	R FS 563	198	198	0	0	430	0	430	7007.05	202
APARTMENT SUBTOTAL		1,188	1,185	3	0	2,571	0	2,571		

NEIGHBORHOOD 2 TOTAL	2,264	2,248	3	13	5,795	41	5,836
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CITY OF GAITHERSBURG

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DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 3 MUDDY BRANCH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS INFORMATION
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR:		H TAX 3.15 C MAP	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
MISSION HILLS	H	FS 341	52	49	0	3	154	9	164	7008.01	913
WASH. VILLAGE (CRESTFIELD)	-	FS 342	90	90	0	0	284	0	284	7008.01	906A
SINGLE FAMILY SUBTOTAL			142	139	0	3	438	9	447		

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR:		H TAX 2.89 C MAP	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
BRIGHTON WEST I CONDOS	C	FS 343	49	49	0	0	142	0	142	7008.01	901A
BRIGHTON WEST II CONDOS	C	FS 343	46	46	0	0	133	0	133	7008.01	901A
BRIGHTON WEST III CONDOS	C	FS 343	49	49	0	0	142	0	142	7008.01	901A
BRIGHTON WEST IV CONDOS	C	FS 343	52	52	0	0	150	0	150	7008.01	901A
BRIGHTON WEST V CONDOS	C	FS 343	59	59	0	0	171	0	171	7008.01	901A
GREENS OF WARTHER	C	FS 342	159	159	0	0	460	0	460	7008.01	909A
PARK SUMMIT	H	FS 343	323	323	0	0	933	0	933	7008.01	901A
SHADY GROVE VILLAGE I PAR	H	FS 342	177	177	0	0	512	0	512	7008.01	904 907 908
SHADY GROVE VILLAGE II PAR 2	C	FS 342	122	122	0	0	353	0	353	7008.01	904 906
SHADY GROVE VILLAGE II PAR 3	C	FS 342	108	108	0	0	312	0	312	7008.01	904
SHADY GROVE VILLAGE III SEC.	H	FS 342	80	80	0	0	231	0	231	7008.01	906
TOWNS OF WARTHER	H	FS 342	123	123	0	0	355	0	355	7008.01	909A
WASHINGTONIAN TOWNS	H	FS 342	212	212	0	0	613	0	613	7008.01	909A 912
TOWNHOUSE SUBTOTAL			1,559	1,559	0	0	4,506	0	4506		

DWELLING TYPE: APARTMENTS POPULATION FACTOR:		H TAX 2.17 C MAP	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
BRIGHTON VILLAGE	R	FS 343	600	596	4	0	1,293	9	1302	7008.01	902 903
GOVERNOR'S SQUARE	R	FS 343	238	238	0	0	516	0	516	7008.01	901A
PARK SUMMIT CONDOMINIUMS	C	FS 343	72	72	0	0	156	0	156	7008.01	901A
SUBURBAN PARK	R	FS 342	168	168	0	0	365	0	365	7008.01	906A
APARTMENT SUBTOTAL			1,078	1,074	4	0	2,331	9	2339		

NEIGHBORHOOD 3 TOTAL			2,779	2,772	4	3	7,274	18	7,292		
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DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 4, KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR:	H C	TAX MAP	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.	TRACT	BLOCK
3.15											
KENTLANDS:											
GATEHOUSE	H	ES 562	146	142	0	4	447	13	460	7008.06	105
HORSESHOE LOTS	H	ES 563	2	1	0	1	3	3	6	7008.06	105
HILL DISTRICT II	H	ES 563	45	42	0	3	132	9	142	7008.06	105
HILL DISTRICT III	H	ES 562	70	55	0	15	173	47	221	7008.06	105
HILL DISTRICT IV	H	ES 562	73	29	0	44	91	139	230	7008.06	105
LOWER LAKE DISTRICT	H	ES 563	16	16	0	0	50	0	50	7008.06	105
MIDDLE AND UPPER LAKE (SDP-4)	H	ES 563	63	4	0	59	13	186	198	7008.06	105
OLD FARM PHASE I	H	ES 563	17	13	0	4	41	13	54	7008.06	105
OLD FARM PHASE II	H	ES 562	5	5	0	0	16	0	16	7008.06	105
OLD FARM PHASE III	H	ES 562	14	14	0	0	44	0	44	7008.06	105
TSCH. SQ. RD. K-946	H	ES 562	28	22	0	6	69	19	88	7008.06	105
KENTLANDS SUBTOTAL			479	343	0	136	1,080	428	1,509		
QUINCE ORCHARD PARK:											
PARKLANDS PHASE I	-	FS 123	116	0	0	116	0	365	365	7008.06	105B
PARKLANDS PHASE II	-	FS 123	159	0	0	159	0	501	501	7008.06	105B
WASHINGTONIAN WOODS		FT 121	375	375	0	0	1,181	0	1,181	7008.06	105
WESTLEIGH		FS 121	192	192	0	0	605	0	605	7008.06	105A 106 107 108
WOODLANDS AT MUDDY BRANCH		FT 121	71	0	0	71	0	224	224	7008.06	105
SINGLE FAMILY SUBTOTAL			1,392	910	0	482	2,867	1,518	4,385		

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR:	H C	TAX MAP	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
2.89											
KENTLANDS:											
GATEHOUSE	H	ES 562	46	46	0	0	133	0	133	7008.06	105
HILL DISTRICT I	H	ES 563	6	6	0	0	17	0	17	7008.06	105
HILL DISTRICT II	H	ES 563	46	38	0	8	110	23	133	7008.06	105
HILL DISTRICT I (SDP) KENDRICK	C	ES 563	6	6	0	0	17	0	17	7008.06	105
HILL DISTRICT IV	H	ES 563	23	23	0	0	66	0	66	7008.06	105
HORSESHOE LOTS	H	ES 563	32	32	0	0	92	0	92	7008.06	
OLD FARM PHASE II	H	ES 562	7	7	0	0	20	0	20	7008.06	105
OLD FARM PHASE III	H	ES 562	23	23	0	0	66	0	66	7008.06	105
MIDDLE & UPPER LAKE (SDP-4)	H	ES 562	21	16	0	5	46	14	61	7008.06	105
ROCKY GORGE (KENTLANDS RIDGE)	H	ES 563	51	51	0	0	147	0	147	7008.06	105
TSCH. SQ. RD. K-946	H	FS 123	31	23	0	8	66	23	90	7008.06	105
KENTLANDS SUBTOTAL			292	271	0	21	783	61	844		
AMBERFIELD	H	FS 342	394	394	0	0	1,139	0	1,139	7008.06	105
THE ORCHARDS	H	ES 562	166	166	0	0	480	0	480	7008.06	
QUINCE ORCHARD PARK:											
PARKLANDS PHASE I		FS 123	86	0	0	86	0	249	249	7008.06	105B
PARKLANDS PHASE II		FS 123	78	0	0	78	0	225	225	7008.06	105B
TOWNHOUSE SUBTOTAL			852	831	0	21	2,402	61	2462		

NEIGHBORHOOD 4, KENTLANDS CONTINUED	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: APARTMENTS POPULATION FACTOR:	H TAX C MAP	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
2.17										
KENTLANDS:										
BUZZUTO CONDOS (BEACON SQ)	C ES 562	56	56	0	0	122	0	122	7008.06	105
HILL DISTRICT I (KENDRICK PL)	C ES 563	84	84	0	0	182	0	182	7008.06	105
MID. & UPP. LAKE APTS. (SDP-4)	C ES 563	28	28	0	0	61	0	61	7008.06	105
KENTLANDS RIDGE	C ES 563	60	60	0	0	130	0	130	7008.06	105
UPTOWN (BEACON SQ)	C FS 123	240	240	0	0	521	0	521	7008.06	105
KENTLANDS SUBTOTAL		468	468	0	0	1,016	0	1016		
QUINCE ORCHARD PARK:										
PARKLANDS PHASE I	- FS 123	0	0	0	0	0	0	0	7008.06	105B
PARKLANDS PHASE II	- FS 123	112	0	0	112	0	243	243	7008.06	105B
TIMBERBROOK	FS 342	168	56	0	112	122	243	365	7008.06	105
WASHINGTONIAN WOODS	C FS 122	200	200	0	0	434	0	434	7008.06	105
APARTMENT SUBTOTAL		948	724	0	224	1,571	486	2,057		

DWELLING TYPE: OTHER POPULATION FACTOR:	H TAX C MAP	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
1.00										
OTHER: KENTLANDS URB.COTTAGES										
SDP-1	H ES 563	45	26	0	19	26	19	45		
SDP-2	H ES 563	44	0	0	44	0	44	44	7008.06	105
SDP-4 (MIDDLE AND UPPER LAKE)	H ES 563	31	0	0	31	0	31	31	7008.06	105
OTHER DWELLING SUBTOTAL		120	26	0	94	26	94	120		

NEIGHBORHOOD 4 TOTAL	3,312	2,491	0	821	6,865	2,159	9,024
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* KENTLANDS UNIT TYPE TOTALS SUBJECT TO FUTURE SCHEMATIC DEVELOPMENT PLAN APPROVALS
AND/OR FINAL SITE PLAN APPROVALS

NOTE: URBAN COTTAGE IS AN ACCESSORY APARTMENT ABOVE A GARAGE.
MIDTOWN FORECASTS CONSIST OF: 45% TOWNHOMES, 45% APARTMENTS & 10% URBAN COTTAGES

CITY OF GAITHERSBURG

JANUARY 1996

01-Jan-96

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 5, DIAMOND FARMS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY H TAX POPULATION FACTOR: 3.15	C MAP	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.	TRACT	BLOCK
BRIDLEWOOD (FERNSHIRE)	H ES 563	80	80	0	0	252	0	252	7008.05	501
DIAMOND COURTS	FT 121	200	200	0	0	630	0	630	7008.05	407 410 411 412 501
DIAMOND HOUSE	FT 122	1	1	0	0	3	0	3	7008.05	301
FERNSHIRE WOODS	H ET 561	14	14	0	0	44	0	44	7008.05	501
GAME PRESERVE WOODS	FT 123	12	0	0	12	0	38	38	7007.06	905B
HIDDEN ORCHARDS	H FT 121	23	23	0	0	72	0	72	7008.05	501
HUNTER'S TRACE	FT 121	33	33	0	0	104	0	104	7008.05	411
JOAN'S HILL	FT 122	8	8	0	0	25	0	25	7007.06	905A
LEAFY OVERLOOK	FT 122	3	3	0	0	9	0	9	7008.05	402
LONGDRAFT ESTATES	H ES 563	40	40	0	0	126	0	126	7008.05	501
ORCHARD HILLS	H FT 122	91	48	0	43	151	135	287	7008.05	501
PHEASANT RUN	H FT 122	152	152	0	0	479	0	479	7008.05	301,304,305,306,307,308,403,404,405
RELDA SQUARE	H ET 561	68	68	0	0	214	0	214	7008.05	501
WEST RIDING	ET 561	105	105	0	0	331	0	331	7008.05	407 501
SINGLE FAMILY SUBTOTAL		830	775	0	55	2,441	173	2,615		

DWELLING TYPE : TOWNHOUSES H TAX POPULATION FACTOR: 2.89	C MAP	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
BENNINGTON (ECHO DALE)	H FT 122	296	296	0	0	855	0	855	7007.06	904 907 910
DIAMOND FARMS	H FT 121	270	270	0	0	780	0	780	7008.05	101 102 501 503
DORSEY ESTATES	H FT 122	49	49	0	0	142	0	142	7007.06	907
FERNSHIRE FARMS/COVENTRY	H FS 123	342	342	0	0	988	0	988	7008.05	501
ORCHARD PLACE	H FT 121	156	156	0	0	451	0	451	7008.05	101 103
ORCHARD RIDGE	FT 122	33	0	0	33	0	95	95	7008.05	301
PHEASANT RUN (DUPLEXES)	H FT 122	64	64	0	0	185	0	185	7008.05	301 304 305 402
SENECA MEWS	FT 121	30	12	0	18	35	52	87	7008.05	304
TOWNHOUSE SUBTOTAL		1,240	1,189	0	51	3,436	147	3,584		

DWELLING TYPE : APARTMENTS H TAX POPULATION FACTOR: 2.17	C MAP	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
DIAMOND SQUARE	R FT 342	120	120	0	0	260	0	260	7007.06	914
ORCHARD POND	R FT 122	747	743	4	0	1,612	13	1,625	7007.06	908 918 919
POTOMAC OAKS CONDOS	C FT 121	540	539	1	0	1,170	3	1,173	7008.05	101 102
QUINCE ORCHARD CLUSTERS	R FT 122	684	684	0	0	1,484	0	1,484	7008.05	204 301
APARTMENT SUBTOTAL		2,091	2,086	5	0	4,527	16	4,542		

NEIGHBORHOOD 5 TOTAL	4,161	4,050	5	106	10,404	336	10,740
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CITY OF GAITHERSBURG JANUARY 1996 01-Jan-96 DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 6 GAITHERSBURG NORTH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR	H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.	TRACT BLOCK
3.15										
SCATTERED @ WATKINS MILL RD.	H	FU 341	3	3	0	0	9	0	9	7007.07 903A
SINGLE FAMILY SUBTOTAL			3	3	0	0	9	0	9	

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR	H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.	TRACT BLOCK
2.89										
CARRIAGE HILL	H	FT 343	39	39	0	0	113	0	113	7007.07 903A
MONTGOMERY MEADOWS SEC. I	H	FT 343	158	158	0	0	457	0	457	7007.07 911 912
MONTGOMERY MEADOWS SEC. II	H	FU 341	207	207	0	0	598	0	598	7007.07 905
MONTGOMERY MEADOWS SEC. III	H	FU 341	93	93	0	0	269	0	269	7007.07 905
(LAKEFOREST GLEN)										
WOODLAND HILLS	H	FT 343	258	258	0	0	746	0	746	7007.07 903A 904
TOWNHOUSE SUBTOTAL			755	755	0	0	2,182	0	2,182	

DWELLING TYPE: APARTMENT POPULATION FACTOR	H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.	TRACT BLOCK
2.17										
HUNT CLUB	R	FT 343	336	333	3	0	723	9	732	7007.07 919A
MONTGOMERY KNOLLS	R	FT 343	210	210	0	0	456	0	456	7007.07 911
VILLAGE OVERLOOK (HYDE PARK)	C	FT 343	270	270	0	0	586	0	586	7007.07 903
WINDBROOKE CONDOS	C	FU 341	130	130	0	0	282	0	282	7007.07 903
APARTMENT SUBTOTAL			946	943	3	0	2,046	9	2,056	

NEIGHBORHOOD 6 TOTAL	1,704	1,701	3	0	4,238	9	4,247
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CITY OF GAITHERSBURG

JANUARY 1996

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD AREA	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	OTHER USES NON/RES	UNITS TO BE COMPLETED	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
NEIGHBORHOOD 1	5,501	5,444	39	18	12,737	48	12,785
NEIGHBORHOOD 2	2,264	2,248	3	13	5,795	41	5,836
NEIGHBORHOOD 3	2,779	2,772	4	3	7,274	18	7,292
NEIGHBORHOOD 4	3,312	2,491	0	821	6,865	2,159	9,024
NEIGHBORHOOD 5	4,161	4,050	5	106	10,404	336	10,740
NEIGHBORHOOD 6	1,704	1,701	3	0	4,238	9	4,247
OVERALL CITY TOTALS	19,721	18,706	54	961	47,313	2,611	49,925

APPROVED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	OTHER APARTMENTS	RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,301	710	3,488	2	5,501
NEIGHBORHOOD 2	596	480	1,188		2,264
NEIGHBORHOOD 3	142	1,559	1,078		2,779
NEIGHBORHOOD 4	1,392	852	948	120	3,312
NEIGHBORHOOD 5	830	1,240	2,091		4,161
NEIGHBORHOOD 6	3	755	946		1,704
OVERALL CITY TOTALS	4,264	5,596	9,739	122	19,721

COMPLETED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	OTHER APARTMENTS	RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,270	702	3,470	41	5,483
NEIGHBORHOOD 2	583	480	1,185	3	2,251
NEIGHBORHOOD 3	139	1,559	1,074	4	2,776
NEIGHBORHOOD 4	910	831	724	26	2,491
NEIGHBORHOOD 5	775	1,189	2,086	5	4,055
NEIGHBORHOOD 6	3	755	943	3	1,704
OVERALL CITY TOTALS	3,680	5,516	9,482	82	18,760

HOUSING TYPE BY PERCENTAGE

TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF CURRENT	FUTURE DWELLING UNITS	PERCENT OF FUTURE TOTAL
SINGLE FAMILY UNITS	4,264	21.6%	3,680	19.6%	584	60.8%
TOWNHOUSE UNITS	5,596	28.4%	5,516	29.4%	80	8.3%
APARTMENT UNITS	9,739	49.4%	9,482	50.5%	257	26.7%
OTHER	122	0.6%	82	0.4%	40	4.2%
OVERALL CITY TOTALS	19,721	100.0%	18,760	100.0%	961	100.0%